

VACHCS - Lakeside

Campus Condition

Architectural

- Facility is located in downtown Chicago, Illinois adjacent to the Northwestern Memorial Hospital and Medical School.
- Lakeside has been consolidated with West Side under one VAMC, the VA Chicago Health System.
- The high-rise facility sits on a rectangular city block with no large areas of vacant land.
- Being in downtown Chicago the land value of the facility is high. VA is considering an outleasing/enhanced use possibility for the Lakeside property.
- Parking is provided in the Northwestern parking building.
- The facility is dated but in good condition.

Inpatient Acute

- Few nursing units have private ADA accessed toilets.
- Privacy is an issue.

Extended Care

- Few nursing units have private ADA accessed toilets.
- Privacy is an issue.

Engineering Systems & Equipment

Electrical

- All elevators have been replaced or are currently in the process of building replaced.
- Should upgrade emergency power system, controls, transfer switches and add 480 volt generating capacity.

Mechanical

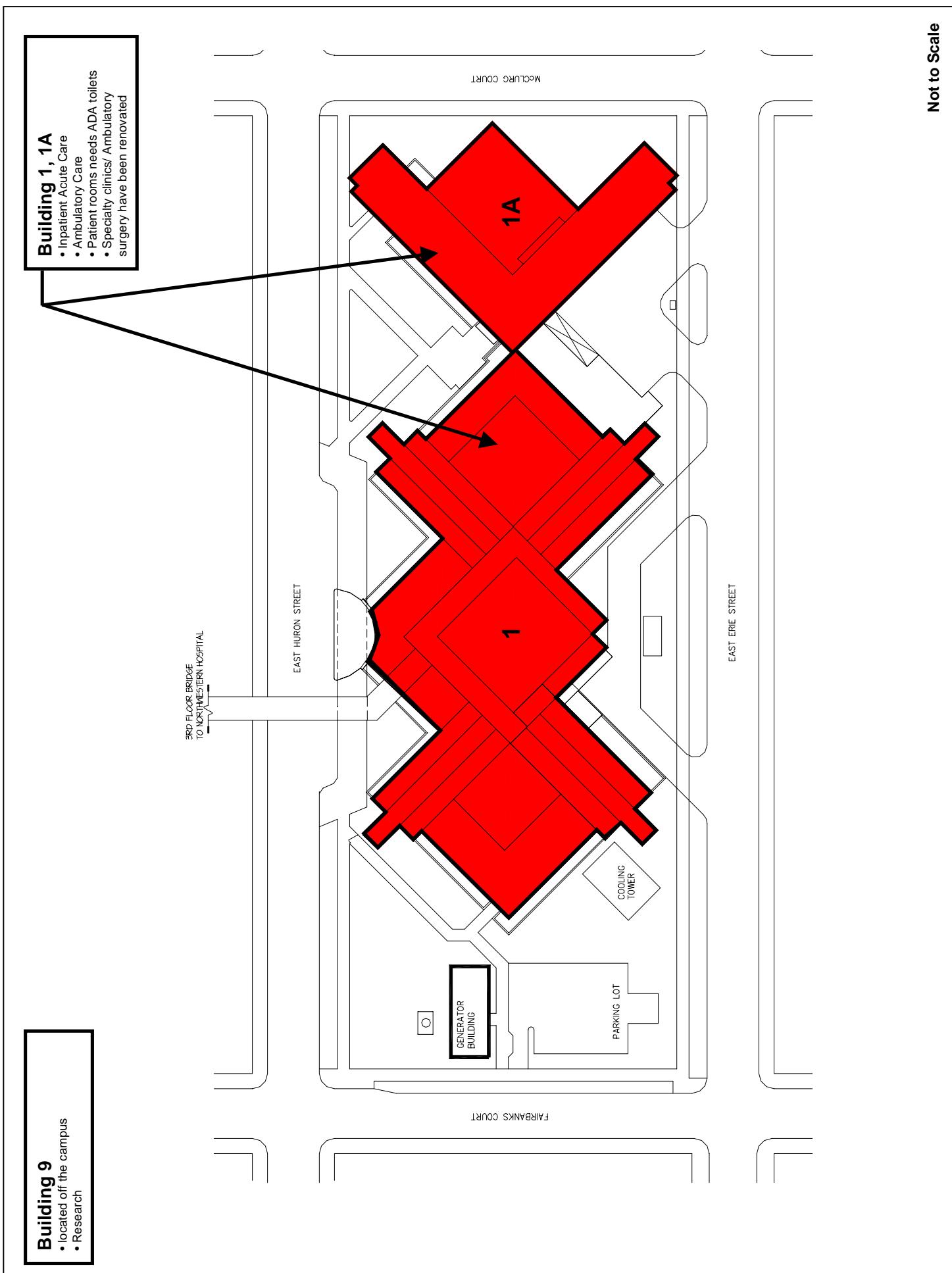
- A project has been planned to enlarge the outpatient clinic on the first floor.
- The building is 100% sprinkled.
- A current project, 75% completed, is replacing the HVAC in MICU/CCU and SICU.

Issues

- Any original 1950s mechanical or electrical equipment is near or at the end of its useful life.
- Some slab-to-slab dimensions are only 11'-0".
- 16th floor mechanical & HVAC areas are extremely tight.

Campus Function Summary	DGSF	Beds
Acute Care	54,818	138
Special Disabilities	0	0
Extended Care	0	0
Other Beds	0	0
Ambulatory Care	93,910	
Research	31,764	
Education	5,760	
Other		
• Diagnostic & Treatment	62,440	
• Logistics/ Support	59,132	
• Administration	47,913	
• Lobby	1,360	
• Common	0	
• Out-leased	4,040	
• Swing	8,865	
Total	376,002	138
Vacant	36,330	

VACHCS - Lakeside
Campus Condition/Function Summary
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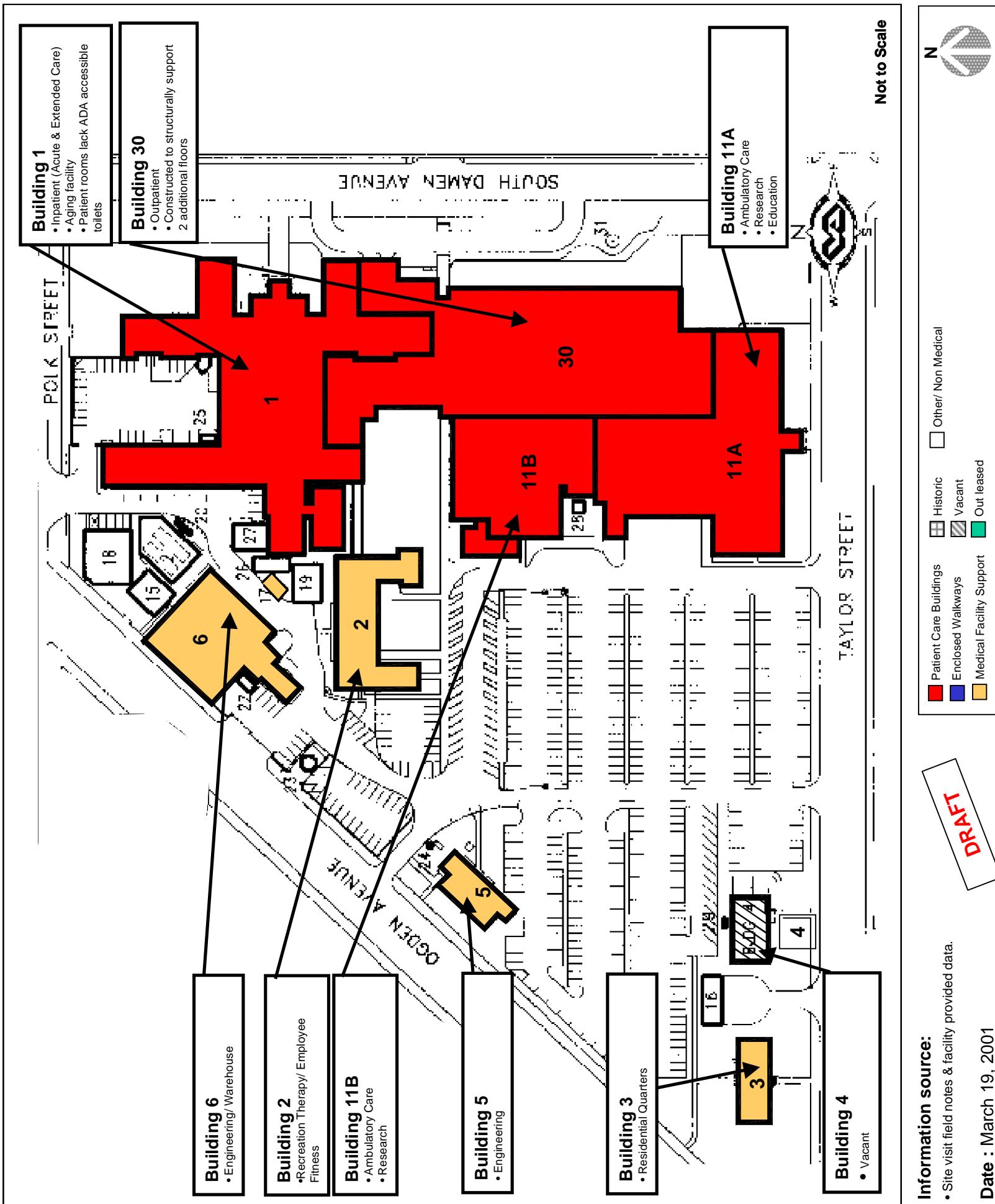


VACHCS - West Side

Campus Condition

	Architectural	Engineering Systems & Equipment	Mechanical
Building 1	<ul style="list-style-type: none"> The facility is located in the West End of Chicago, Illinois. West Side has been consolidated with Lakeside under one VAMC, the VA Chicago Health System. An outpatient clinic, building 30, was completed in 1985 and connects to building 11 and the inpatient tower, building 1. Building 30 was constructed to structurally support 2 additional floors. Building 11 has been upgraded for outpatient and support functions. The facility is within the Chicago METRO district and public transpiration is available. Parking is an issue. An enhanced parking project is at OMB for comment and would provide a parking garage and offices for the VBA. This would solve West Side's current parking problem. 		
Inpatient Acute	<ul style="list-style-type: none"> Few nursing units have private ADA accessible toilets. Privacy is an issue. 		
Ambulatory Care	<ul style="list-style-type: none"> Building 30 provides a large outpatient clinic and is structurally able to accept two additional floors. The clinic areas are well maintained and attractive. 		
Electrical	<ul style="list-style-type: none"> All electrical in Building 1 has been upgraded. The electrical system has sufficient capacity and room to grow. The fire alarm system should be replaced. 		
Mechanical	<ul style="list-style-type: none"> Purchasing steam from the University of Illinois. The are capacity and/or balancing issues with the air conditioning system. Building 1 has a new medical gas system. All buildings are completely sprinkled. Water main scheduled to be replaced. 		
Issues	<ul style="list-style-type: none"> Any original 1950s equipment is near or at the end of its useful life. Some slab-to-slab dimensions are only 11'. 		

VACHCS - West Side	
Campus Condition/Function Summary	#



Information source:

- Site visit field notes & facility provided data.

Date : March 19, 2001

Hines VAMC
Campus Condition

Architectural	<ul style="list-style-type: none"> • Facility located in Hines, Illinois on a 142 acre site containing various sized buildings. • Facility contains main VA Spinal Cord Injury (SCI) unit & Blind Rehabilitation Program. • SCI Rehab building (221) is relatively new & functions well. • Blind Rehabilitation Program's buildings are old/inappropriate for function. Buildings do not meet ADA & are inappropriate for rehab. • Inpatient structure, Bldg 200, built 1968, well maintained. • Building 1 is a major liability, significant infrastructure issues. 																																																						
Inpatient Acute <ul style="list-style-type: none"> • Out patient care functions being consolidated into renovated space in building 200 in two phases on the first and second floors. • Third phase project will consolidate ICU on fifth floor. • Once phase projects completed very little space will be available in building 200, however building 1 will have large amounts of available space. 	<ul style="list-style-type: none"> • Out patient care functions being consolidated into renovated space in building 200 in two phases on the first and second floors. • Third phase project will consolidate ICU on fifth floor. • Once phase projects completed very little space will be available in building 200, however building 1 will have large amounts of available space. 																																																						
Inpatient Chronic <ul style="list-style-type: none"> • SCI ward in Bldg 200 is inappropriate for its function, unit has limited facilities for bowel management & no patient privacy. 	<ul style="list-style-type: none"> • Ambulatory Care Being consolidated into building 200 on first and second. 																																																						
Engineering Systems & Equipment <ul style="list-style-type: none"> • Fire alarm systems should be upgraded. • Building #1 is not sprinkled. • Most buildings are fully air conditioned. Building #1 depends on multiple split systems. • Steam from on-site central plant, constructed in 1921. • Building 200 HVAC systems undergoing major upgrades. 	<ul style="list-style-type: none"> • Electrical Four-phase upgrade of electrical system is under way. Phases I & II, replacement of primary feeders up to the electric service are complete; phase III is about 75% complete. Phases IV and V are started. The major distribution system will be upgraded all the way to the branch panels in Building 200. • Fire alarm systems should be upgraded. • Mechanical • Building #1 is not sprinkled. • Most buildings are fully air conditioned. Building #1 depends on multiple split systems. • Steam from on-site central plant, constructed in 1921. • Building 200 HVAC systems undergoing major upgrades. 																																																						
Issues <ul style="list-style-type: none"> • Any original equipment in older buildings is near or at the end of its useful life. • Slab-to-slab dimensions in older buildings as low as 10'-4". 	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Campus Function Summary</th> <th style="text-align: center;">DGSF</th> <th style="text-align: center;">Beds</th> </tr> </thead> <tbody> <tr> <td>Acute Care</td> <td style="text-align: center;">106,208</td> <td style="text-align: center;">226</td> </tr> <tr> <td>Special Disabilities</td> <td style="text-align: center;">29,180</td> <td style="text-align: center;">98</td> </tr> <tr> <td>Extended Care</td> <td style="text-align: center;">88,312</td> <td style="text-align: center;">330</td> </tr> <tr> <td>Other Beds</td> <td style="text-align: center;">5,955</td> <td style="text-align: center;">16</td> </tr> <tr> <td>Ambulatory Care</td> <td style="text-align: center;">226,463</td> <td></td> </tr> <tr> <td>Research</td> <td style="text-align: center;">247,152</td> <td></td> </tr> <tr> <td>Education</td> <td style="text-align: center;">57,068</td> <td></td> </tr> <tr> <td>Other</td> <td></td> <td></td> </tr> <tr> <td> • Diagnostic & Treatment</td> <td style="text-align: center;">228,733</td> <td></td> </tr> <tr> <td> • Logistics/ Support</td> <td style="text-align: center;">259,613</td> <td></td> </tr> <tr> <td> • Administration</td> <td style="text-align: center;">190,670</td> <td></td> </tr> <tr> <td> • Lobby</td> <td style="text-align: center;">3,000</td> <td></td> </tr> <tr> <td> • Common</td> <td style="text-align: center;">43,404</td> <td></td> </tr> <tr> <td> • Out-leased</td> <td style="text-align: center;">659,158</td> <td></td> </tr> <tr> <td> • Swing</td> <td style="text-align: center;">22,472</td> <td></td> </tr> <tr> <td>Total</td> <td style="text-align: center;">2,167,388</td> <td style="text-align: center;">670</td> </tr> <tr> <td>Vacant</td> <td style="text-align: center;">65,342</td> <td></td> </tr> </tbody> </table>	Campus Function Summary	DGSF	Beds	Acute Care	106,208	226	Special Disabilities	29,180	98	Extended Care	88,312	330	Other Beds	5,955	16	Ambulatory Care	226,463		Research	247,152		Education	57,068		Other			• Diagnostic & Treatment	228,733		• Logistics/ Support	259,613		• Administration	190,670		• Lobby	3,000		• Common	43,404		• Out-leased	659,158		• Swing	22,472		Total	2,167,388	670	Vacant	65,342	
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